











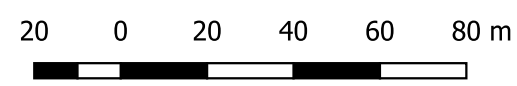
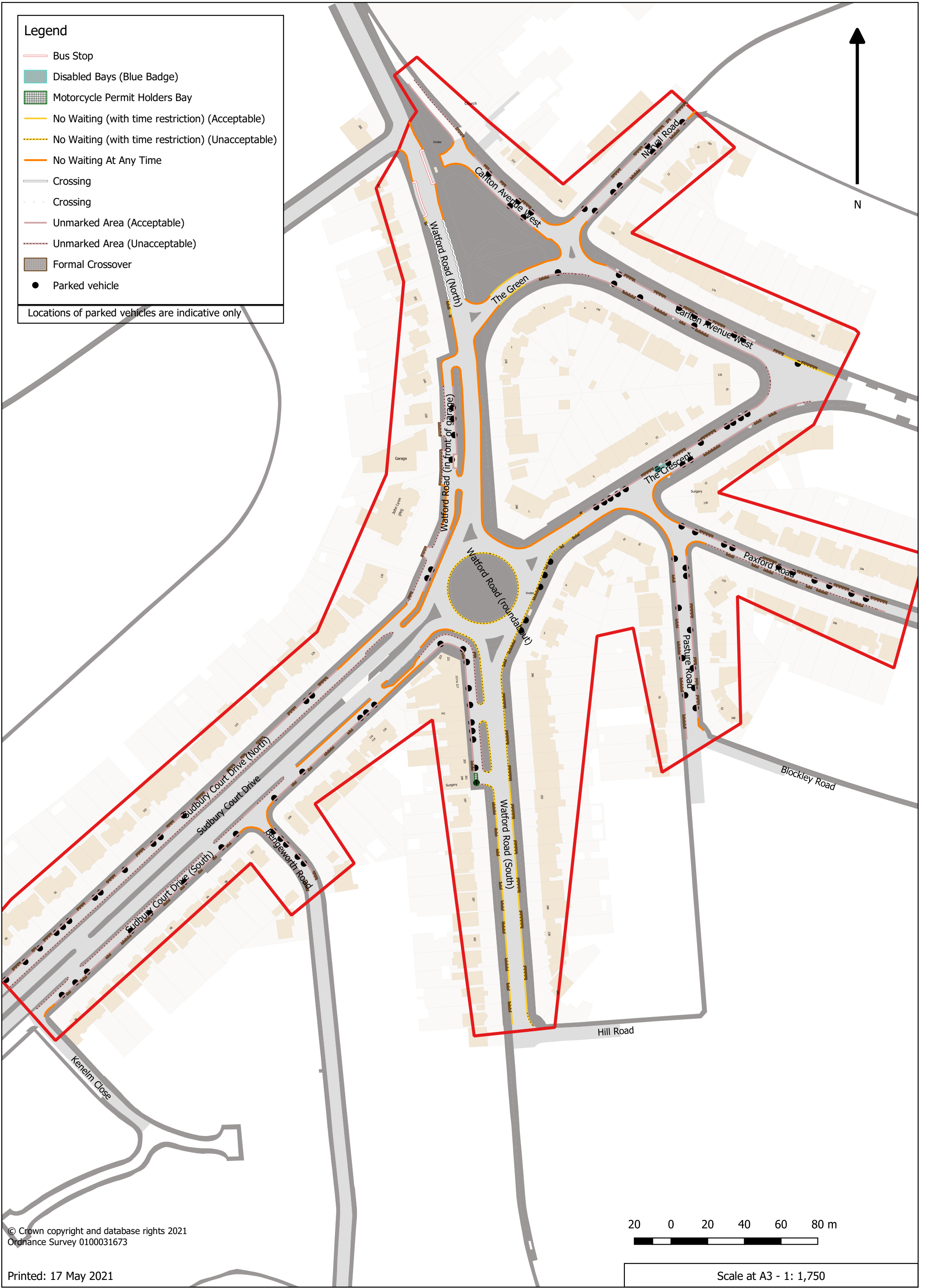


Legend

-  Bus Stop
-  Disabled Bays (Blue Badge)
-  Motorcycle Permit Holders Bay
-  No Waiting (with time restriction) (Acceptable)
-  No Waiting (with time restriction) (Unacceptable)
-  No Waiting At Any Time
-  Crossing
-  Crossing
-  Unmarked Area (Acceptable)
-  Unmarked Area (Unacceptable)
-  Formal Crossover
-  Parked vehicle

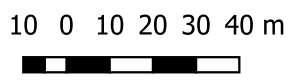
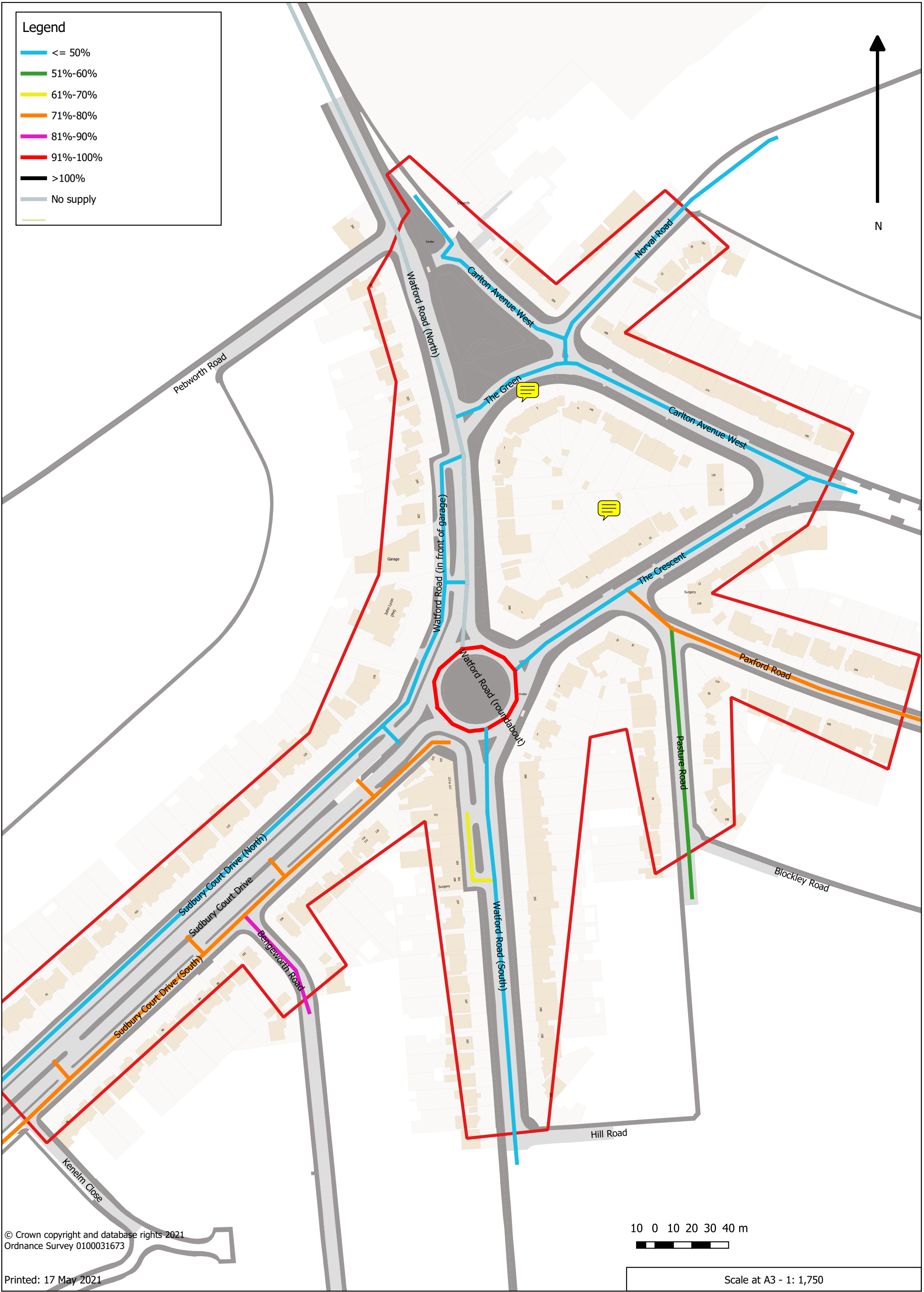
Locations of parked vehicles are indicative only



Scale at A3 - 1: 1,750



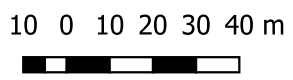
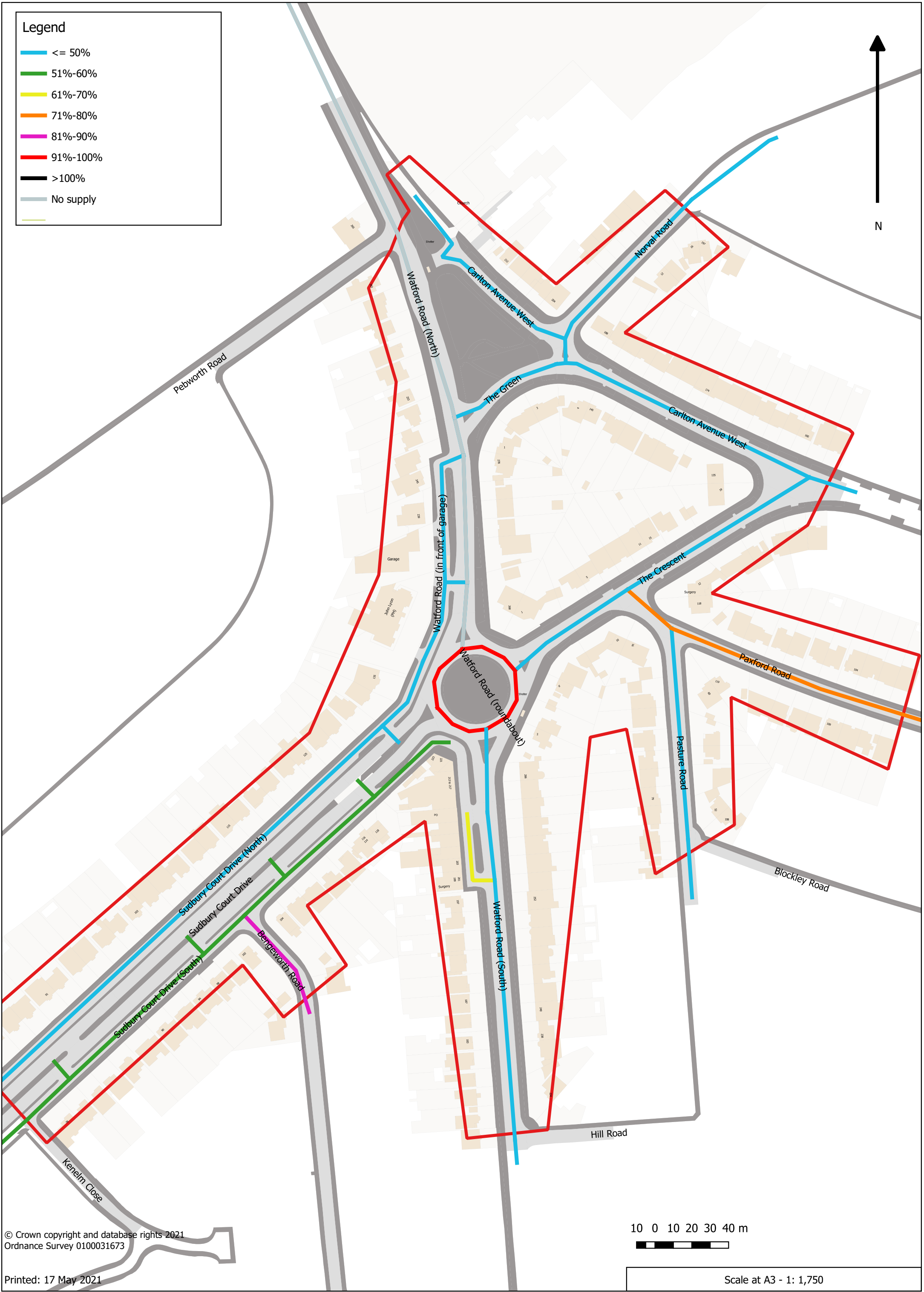
- Legend
- <= 50%
  - 51%-60%
  - 61%-70%
  - 71%-80%
  - 81%-90%
  - 91%-100%
  - >100%
  - No supply
















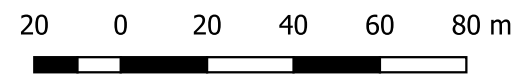
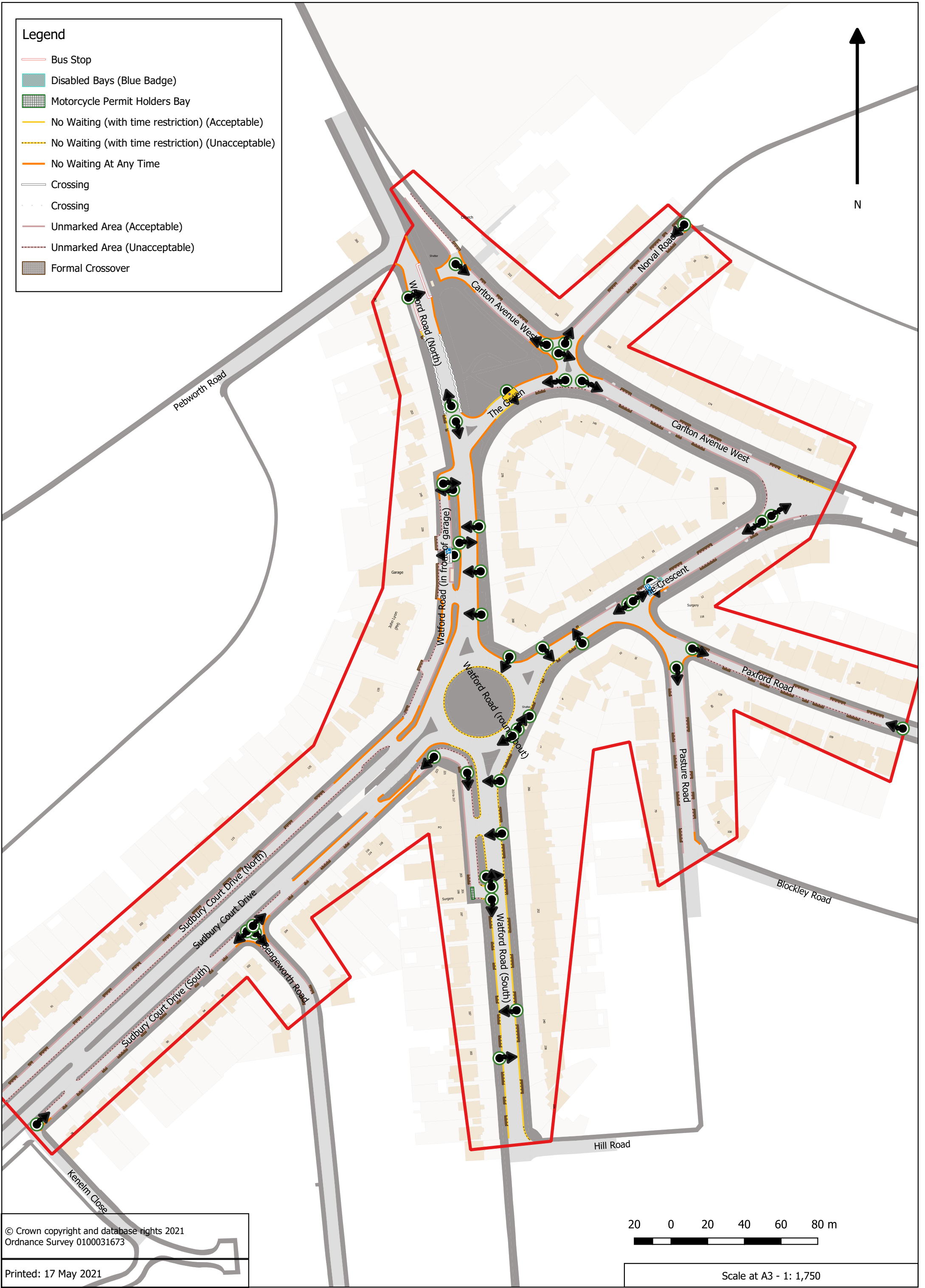
**Legend**

- <= 50%
- 51%-60%
- 61%-70%
- 71%-80%
- 81%-90%
- 91%-100%
- >100%
- No supply



Legend

-  Bus Stop
-  Disabled Bays (Blue Badge)
-  Motorcycle Permit Holders Bay
-  No Waiting (with time restriction) (Acceptable)
-  No Waiting (with time restriction) (Unacceptable)
-  No Waiting At Any Time
-  Crossing
-  Crossing
-  Unmarked Area (Acceptable)
-  Unmarked Area (Unacceptable)
-  Formal Crossover





## **Appendix B**



# BARR GAZETAS

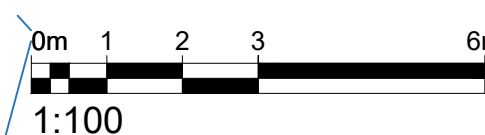
Note:

1. -
2. Brick perimeter wall.
3. -
4. -
5. Sliding metal gate with laser cut pattern. Finish to match roofing material.
6. Hedge. Refer to Landscape Architect information.
7. Landscaping. Refer to Landscape Architect information.
8. -
9. -
10. Passive charging points (isolator box only) (14no total)
11. Proposed trees. Refer to Landscape Architect information.
12. Wall mounted electrical charging point (4no in total).
13. Pergola
14. Existing UKPN Substation. Access via neighbouring Formula One site.

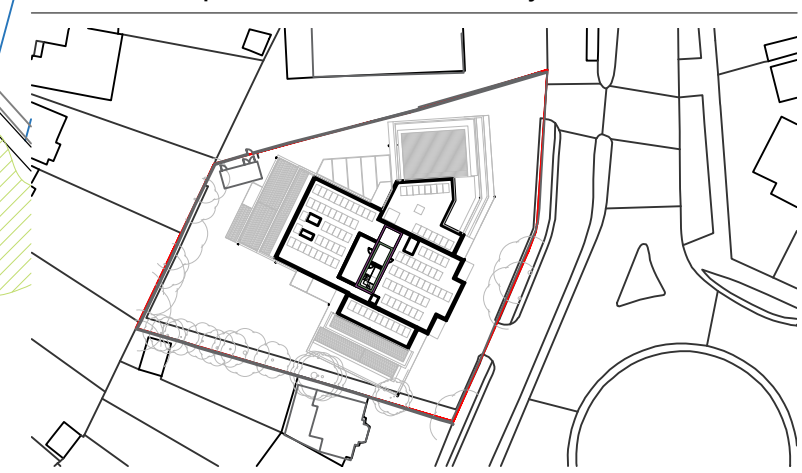
Aluminium RWP. PPC colour to match zinc.

Trees / hedge / greenery - refer to Landscape Architect information

Access boundary to substation from Formula One



Rev.	Description	By	Date
P2	Issued for planning	SL	21.09.21



Client  
Fruition Properties

Project  
231 Watford Road

Title  
Proposed Ground Floor Plan

Status	Purpose of issue	RIBA stage
S2	For Planning	03

Project No.	Drawn	Checked	Scale	Rev.
2111	SS	GV	1:100 @ A1 1:200 @ A3	P2

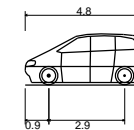
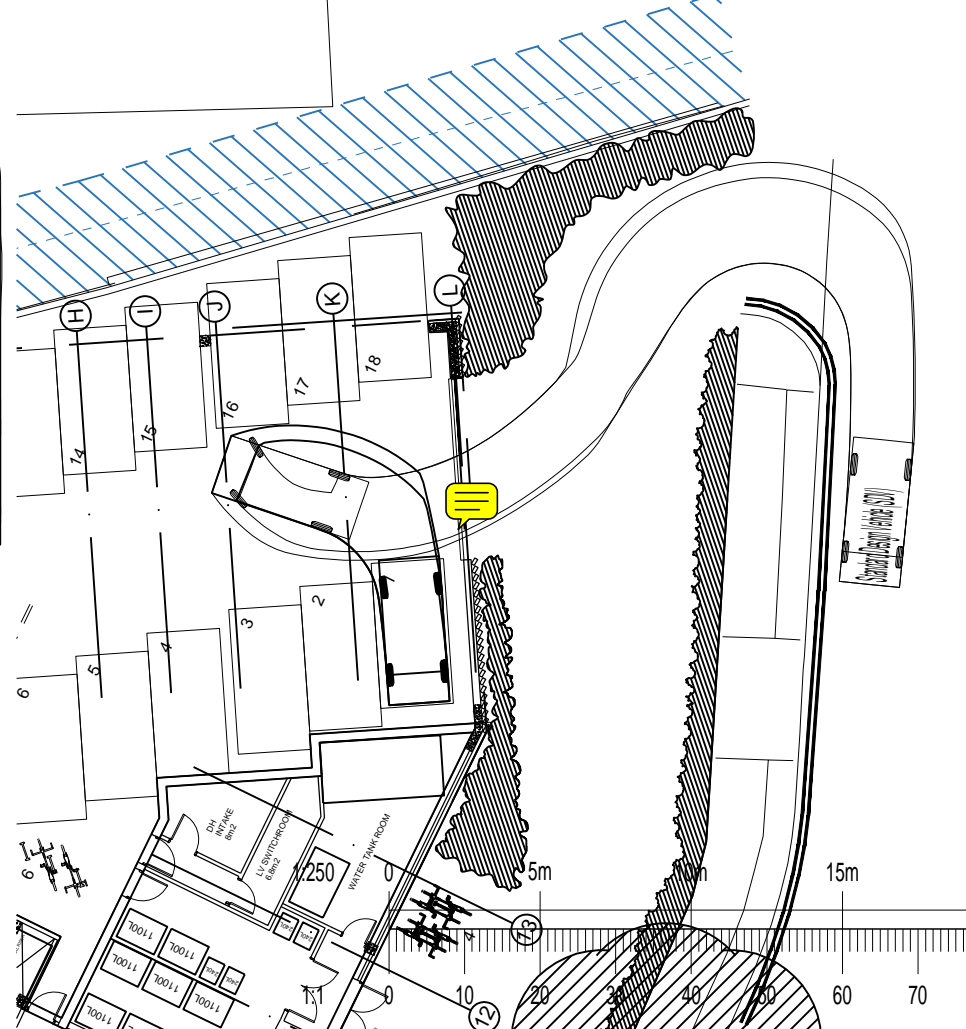
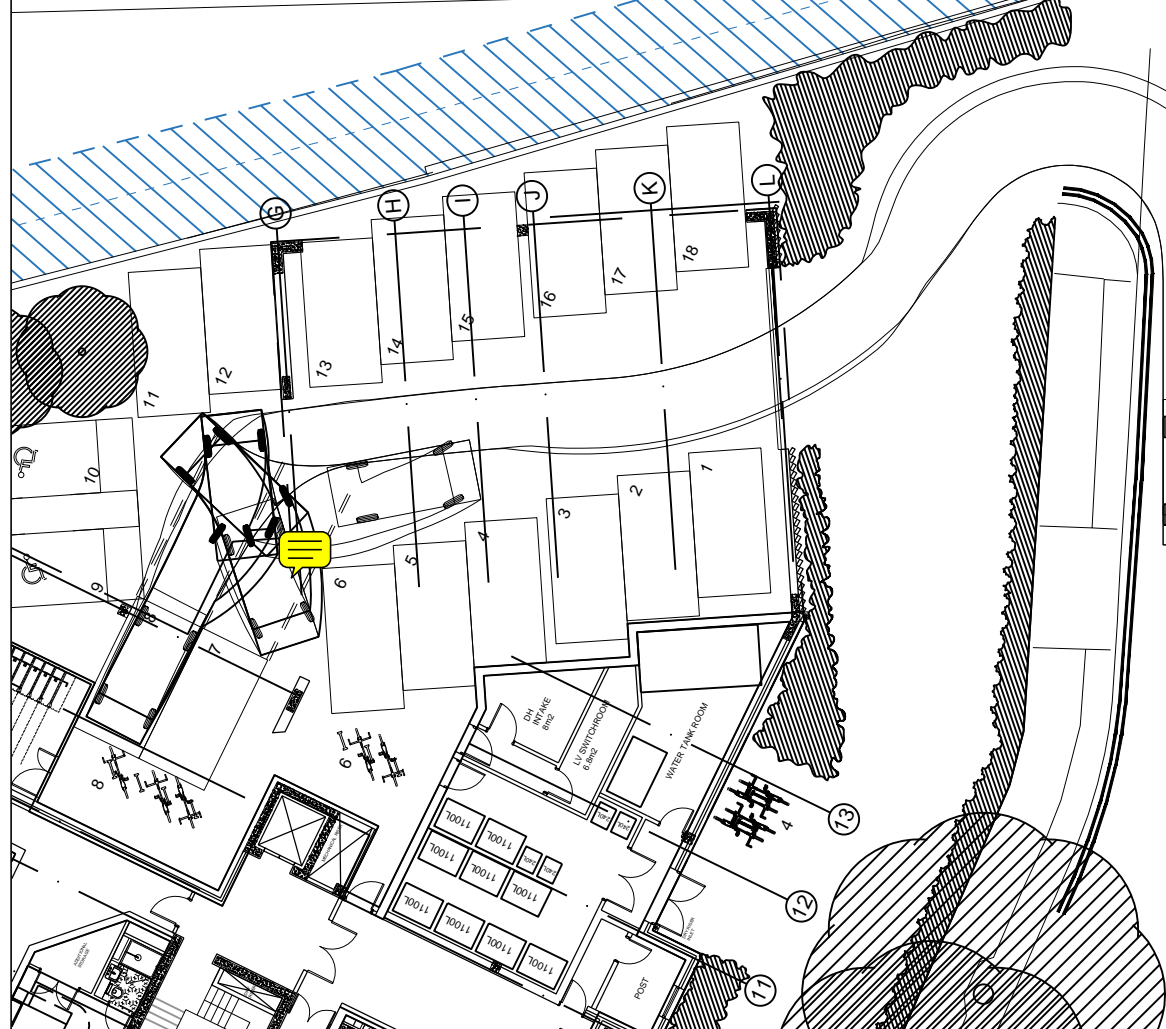
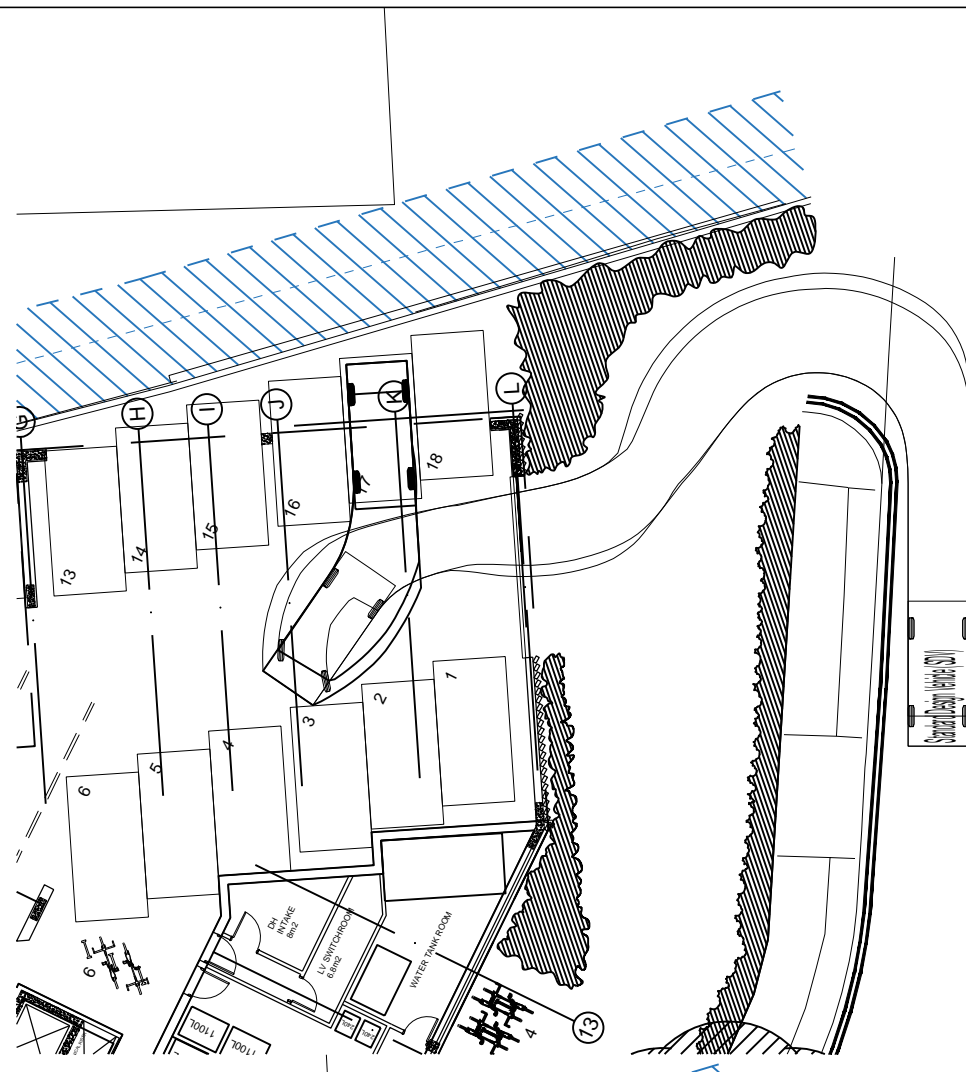
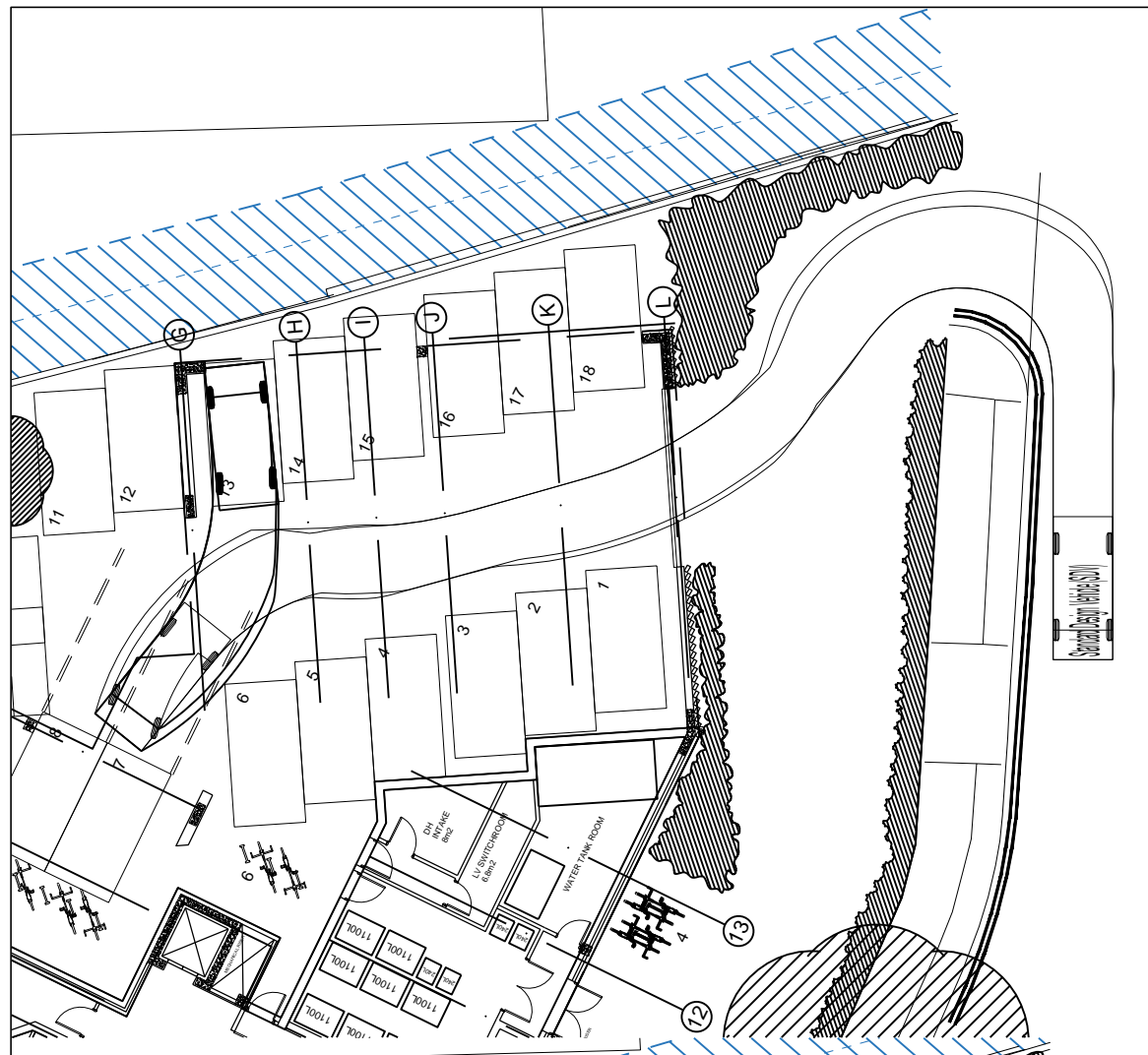
Drawing No.

**2111-BG-00-00-DR-A-20.201**

Do not scale from this drawing. The Contractor is to take and check all dimensions on site before work commences. Discrepancies must be reported to the Architect. Subcontractors must verify all dimensions on site before making a shop drawing or commencing manufacturing. This drawing is copyright. ©  
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T 0207 638 5941  
W www.barrgazetas.com



## **Appendix C**



Standard Design Vehicle (SDV)  
 Overall Length 4.800m  
 Overall Width 2.000m  
 Overall Body Height 1.950m  
 Min Body Ground Clearance 0.100m  
 Track Width 2.000m  
 Lock to lock time 4.00s  
 Wall to Wall Turning Radius 6.000m

REV	A1	19.05.21	ISSUED	PD	AB
Status	Date	Description	By	Chk	

Amendments

Project  
**231 Watford Road**

Title  
**Vehicle Tracking - Parking**

Client  
**Fruition Properties**

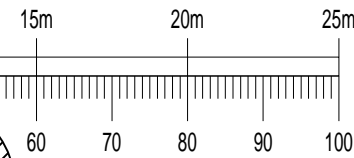


Office Address  
 Telephone & Fax numbers  
 mail@watermangroup.com www.watermangroup.com

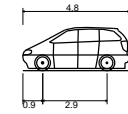
Status  
**PRELIMINARY**

Designed By	Paul Dickens	Director	Andrew Beard	Waterman Ref	IProjec
Drawn By	Paul Dickens	Date	15/09/2021	Scales @ A3	1:250

Project - Originator - Volume - Level - Type - Role - Number	Revision
2111-BG-ZZ-00-DR-A-20.201	<b>P01</b>







Standard Design Vehicle (SDV)  
 Overall Length 4.800m  
 Overall Width 2.000m  
 Overall Body Height 1.950m  
 Min Body Ground Clearance 0.100m  
 Track Width 2.000m  
 Lock to lock time 4.00s  
 Wall to Wall Turning Radius 6.000m

REV	S0	19.05.21	ISSUED	PD	AB
Status	Date	Description	By	Chk	

Amendments

Project  
**231 Watford Road**

Title  
**Vehicle Tracking - Parking**

Client  
**Fruition Properties**



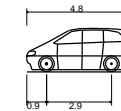
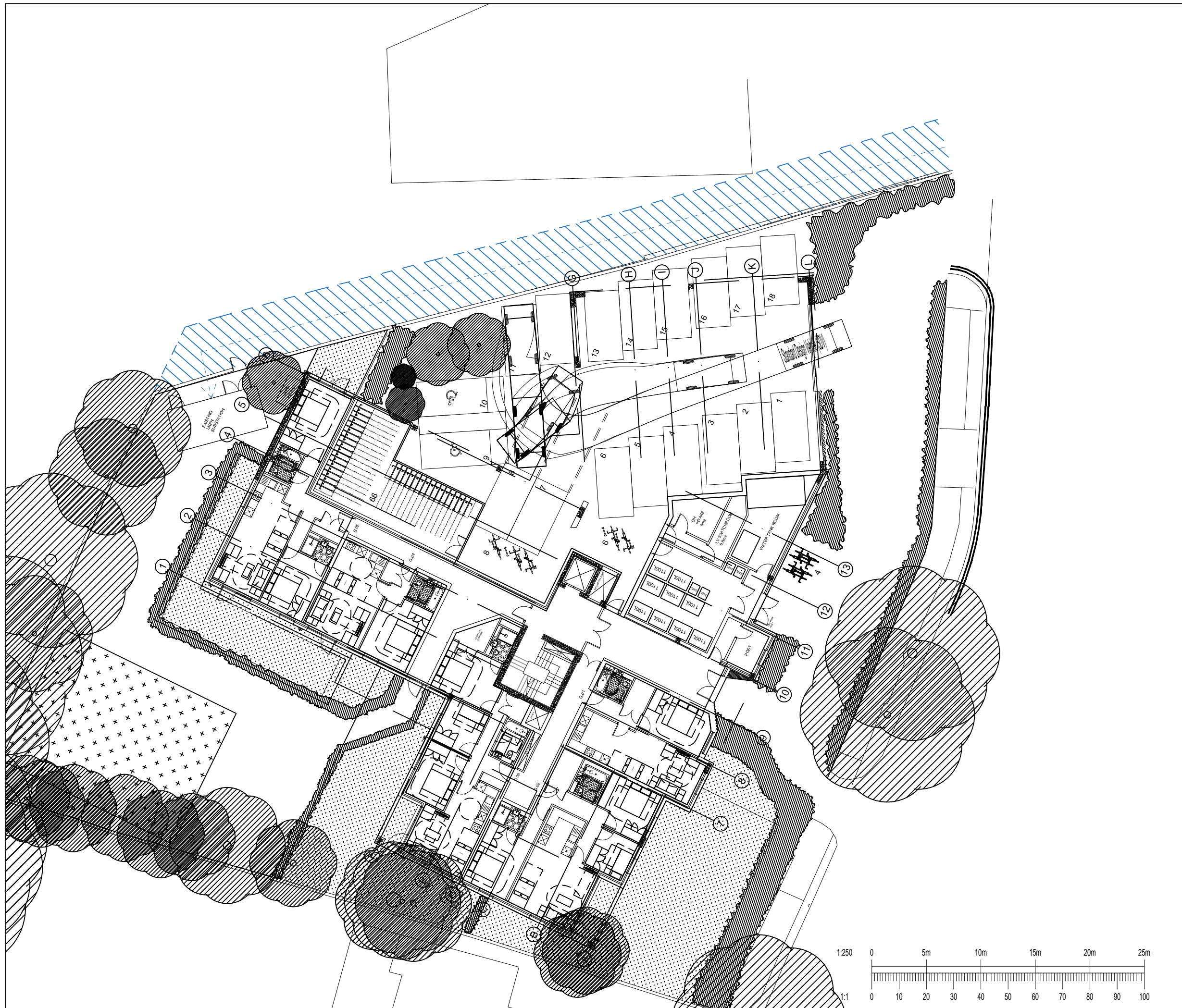
Office Address  
 Telephone & Fax numbers  
 mail@watermangroup.com www.watermangroup.com

Status  
**PRELIMINARY**

Designed By Paul Dickens	Director Andrew Beard	Waterman Ref IProjec
Drawn By Paul Dickens	Date 15/09/2021	Scales @ A3 Scale

Project - Originator - Volume - Level - Type - Role - Number	Revision
2111-BG-ZZ-00-DR-A-20.201	P01





Standard Design Vehicle (SDV)  
 Overall Length 4.800m  
 Overall Width 2.000m  
 Overall Body Height 1.950m  
 Min Body Ground Clearance 0.100m  
 Track Width 2.000m  
 Lock to lock time 4.00s  
 Wall to Wall Turning Radius 6.000m

REV	S0	19.05.21	ISSUED	PD	AB
Status	Date	Description		By	Chk

Amendments

Project  
**231 Watford Road**

Title  
**Vehicle Tracking - Parking**

Client  
**Fruition Properties**



Office Address  
 Telephone & Fax numbers  
 mail@watermangroup.com www.watermangroup.com

Status  
**PRELIMINARY**

Designed By Paul Dickens	Director Andrew Beard	Waterman Ref iProjec
Drawn By Paul Dickens	Date 15/09/2021	Scales @ A3 Scale

Project - Originator - Volume - Level - Type - Role - Number	Revision
2111-BG-ZZ-00-DR-A-20.201	P01



## Appendix D

## TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL  
 Category : C - FLATS PRIVATELY OWNED  
 MULTI-MODAL TOTAL VEHICLES

Selected regions and areas:

01	GREATER LONDON	
	EN ENFIELD	2 days
	HO HOUNSLOW	1 days
	RD RICHMOND	1 days
	TH TOWER HAMLETS	1 days

*This section displays the number of survey days per TRICS® sub-region in the selected set*

## Primary Filtering selection:

*This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.*

Parameter: No of Dwellings  
 Actual Range: 14 to 170 (units: )  
 Range Selected by User: 9 to 200 (units: )

Parking Spaces Range: All Surveys Included

Parking Spaces per Dwelling Range: All Surveys Included

Bedrooms per Dwelling Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/13 to 06/03/20

*This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.*

Selected survey days:

Wednesday	2 days
Friday	3 days

*This data displays the number of selected surveys by day of the week.*

Selected survey types:

Manual count	5 days
Directional ATC Count	0 days

*This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.*

Selected Locations:

Suburban Area (PPS6 Out of Centre)	2
Edge of Town	2
Neighbourhood Centre (PPS6 Local Centre)	1

*This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.*

Selected Location Sub Categories:

Residential Zone	4
No Sub Category	1

*This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.*



## Secondary Filtering selection:

Use Class:

C3	5 days
----	--------

*This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.*

Population within 500m Range:

All Surveys Included

Population within 1 mile:

20,001 to 25,000	1 days
25,001 to 50,000	2 days
50,001 to 100,000	2 days

*This data displays the number of selected surveys within stated 1-mile radii of population.*

Population within 5 miles:

125,001 to 250,000	1 days
500,001 or More	4 days

*This data displays the number of selected surveys within stated 5-mile radii of population.*

Car ownership within 5 miles:

0.6 to 1.0	5 days
------------	--------

*This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.*

Travel Plan:

Yes	1 days
No	4 days

*This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.*

PTAL Rating:

No PTAL Present	1 days
1a (Low) Very poor	2 days
1b Very poor	1 days
2 Poor	1 days

*This data displays the number of selected surveys with PTAL Ratings.*

LIST OF SITES relevant to selection parameters

1	EN-03-C-02 CARTERHATCH LANE ENFIELD FORTY HILL Edge of Town Residential Zone Total No of Dwellings: <i>Survey date: FRIDAY</i>	BLOCKS OF FLATS      76 10/11/17	ENFIELD       <i>Survey Type: MANUAL</i>
2	EN-03-C-03 NORTH CIRCULAR ROAD PALMERS GREEN  Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: <i>Survey date: WEDNESDAY</i>	BLOCKS OF FLATS      18 08/11/17	ENFIELD       <i>Survey Type: MANUAL</i>
3	HO-03-C-05 PARK LANE HOUNSLOW CRANFORD Edge of Town Residential Zone Total No of Dwellings: <i>Survey date: FRIDAY</i>	BLOCK OF FLATS      14 06/03/20	HOUNSLOW       <i>Survey Type: MANUAL</i>
4	RD-03-C-04 BESSANT DRIVE KEW  Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: <i>Survey date: WEDNESDAY</i>	BLOCKS OF FLATS      170 15/05/19	RICHMOND       <i>Survey Type: MANUAL</i>
5	TH-03-C-04 LEVEN ROAD POPLAR ABERFELDY VILLAGE Neighbourhood Centre (PPS6 Local Centre) No Sub Category Total No of Dwellings: <i>Survey date: FRIDAY</i>	BLOCK OF FLATS      83 21/06/19	TOWER HAMLETS       <i>Survey Type: MANUAL</i>

*This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.*

TRIP RATE for Land Use 03 - RESIDENTIAL/C - FLATS PRIVATELY OWNED

MULTI-MODAL TOTAL VEHICLES

Calculation factor: 1 DWELLS

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	5	72	0.053	5	72	0.199	5	72	0.252
08:00 - 09:00	5	72	0.125	5	72	0.302	5	72	0.427
09:00 - 10:00	5	72	0.127	5	72	0.136	5	72	0.263
10:00 - 11:00	5	72	0.127	5	72	0.136	5	72	0.263
11:00 - 12:00	5	72	0.086	5	72	0.114	5	72	0.200
12:00 - 13:00	5	72	0.114	5	72	0.127	5	72	0.241
13:00 - 14:00	5	72	0.078	5	72	0.111	5	72	0.189
14:00 - 15:00	5	72	0.100	5	72	0.072	5	72	0.172
15:00 - 16:00	5	72	0.108	5	72	0.075	5	72	0.183
16:00 - 17:00	5	72	0.127	5	72	0.050	5	72	0.177
17:00 - 18:00	5	72	0.169	5	72	0.091	5	72	0.260
18:00 - 19:00	5	72	0.208	5	72	0.111	5	72	0.319
19:00 - 20:00	5	72	0.241	5	72	0.125	5	72	0.366
20:00 - 21:00	5	72	0.127	5	72	0.042	5	72	0.169
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
<b>Total Rates:</b>			1.790			1.691			3.481

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is:  $COUNT/TRP*FACT$ . Trip rates are then rounded to 3 decimal places.

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#### Parameter summary

Trip rate parameter range selected:	14 - 170 (units: )
Survey date range:	01/01/13 - 06/03/20
Number of weekdays (Monday-Friday):	5
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	1
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.



TRIP RATE for Land Use 03 - RESIDENTIAL/C - FLATS PRIVATELY OWNED

MULTI-MODAL TOTAL PEOPLE

Calculation factor: 1 DWELLS

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	5	72	0.119	5	72	0.798	5	72	0.917
08:00 - 09:00	5	72	0.288	5	72	1.114	5	72	1.402
09:00 - 10:00	5	72	0.285	5	72	0.488	5	72	0.773
10:00 - 11:00	5	72	0.294	5	72	0.482	5	72	0.776
11:00 - 12:00	5	72	0.258	5	72	0.377	5	72	0.635
12:00 - 13:00	5	72	0.321	5	72	0.410	5	72	0.731
13:00 - 14:00	5	72	0.277	5	72	0.374	5	72	0.651
14:00 - 15:00	5	72	0.341	5	72	0.371	5	72	0.712
15:00 - 16:00	5	72	0.510	5	72	0.443	5	72	0.953
16:00 - 17:00	5	72	0.643	5	72	0.291	5	72	0.934
17:00 - 18:00	5	72	0.673	5	72	0.332	5	72	1.005
18:00 - 19:00	5	72	0.839	5	72	0.368	5	72	1.207
19:00 - 20:00	5	72	0.828	5	72	0.385	5	72	1.213
20:00 - 21:00	5	72	0.482	5	72	0.183	5	72	0.665
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
<b>Total Rates:</b>			6.158			6.416			12.574

*This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.*

*To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP\*FACT. Trip rates are then rounded to 3 decimal places.*